

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: APRIL 4, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-19296 - PUBLIC HEARING - APPLICANT: CHECK CITY - OWNER: BECKER & SONS - Request for a Special Use Permit FOR A PROPOSED AUTO TITLE LOAN ESTABLISHMENT AND A WAIVER OF THE 200 FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM RESIDENTIAL ZONED PROPERTY at 1990 North Rainbow Boulevard (APN 138-23-301-002), C-1 (Limited Commercial) Zone, Ward 5. Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-0-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest letter by Fredric W. Harrell
6. Backup referenced from the 03-08-07 Planning Commission Meeting Item 24

Motion made by BRENDA J. WILLIAMS to Hold in Abeyance to 4/18/2007

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

BRENDA J. WILLIAMS, LARRY BROWN, LOIS TARKANIAN, STEVE WOLFSON, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-OSCAR B. GOODMAN); (Did Not Vote-None); (Excused-None)

NOTE: MAYOR GOODMAN abstained because he has a business relationship with ATTORNEY JAY BROWN on property located at West Charleston Boulevard.

Minutes:

MAYOR GOODMAN declared his abstention and opened the Public Hearing.

CITY COUNCIL MEETING OF: April 04, 2007

ATTORNEY JAY BROWN, 520 South Fourth Street, appeared on behalf of the applicant together with LUCY STEWART. ATTORNEY BROWN stated the property is located at the southeast corner of Rainbow Boulevard and Lake Mead Boulevard. Presently there is a closed 7-11 and a block wall separates it from residential.

MS. STEWART commented this is a better neighbor to the resident to the east than the previous occupant. There will be no deliveries and the hours are limited from 8:00 a.m to 11:00 p.m.

CHRIS CHRISTOFF, Las Vegas resident, asked the difference between auto loan and title loan. It has become a situation where these uses are popping up like weeds. On behalf of GENE COLLINS, he questioned why his area is always targeted with these uses. MR. CHRISTOFF asked that the item be tabled until the election of a Councilperson for Ward 5. Since MR. CHRISTOFF was not aware of the appointment made during the morning portion of the City Council meeting, COUNCILWOMAN WILLIAMS introduced herself as the interim Councilperson until the June election.

COUNCILMAN WOLFSON asked what type of business license is needed for this business. MS. STEWART replied they are licensed by the State and the City, and a background check is done by the State. ASSISTANT CITY ATTORNEY BRYAN SCOTT stated that the City's Licensing Division conducts suitability checks and would assume a background investigation is done as well. COUNCILMAN WOLFSON requested that the City Attorney's Office brief the entire Council on what kind of background checks are done by the City and State regarding these types of licenses.

COUNCILWOMAN WILLIAMS verified with MARGO WHEELER, Director of Planning and Development Department, that property owners within 1,000 feet radius and registered neighborhood associations within one mile are notified.

COUNCILMAN REESE indicated that one protest letter was submitted for the Planning Commission. COUNCILWOMAN WILLIAMS asked the reason for denial, to which MS. WHEELER replied that the recommendation for denial is based upon the waiver and because there is nothing unusual about this site that would allow staff to make a recommendation for approval. MS. STEWART rebutted it is measured from property line to property line. The building is set back and not immediately adjacent to residential.

COUNCILMAN REESE suggested abeying the item so that COUNCILWOMAN WILLIAMS could look at this location, especially because of her concern about the proliferation of these type uses in Ward 5, and to meet with the attorney as well.

MAYOR PRO TEM REESE declared the Public Hearing closed.